

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/21 Everett Street Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/520 Moreland Road Brunswick West VIC 3055	\$441,500	07-Sep-19
2/524 Moreland Road Brunswick West VIC 3055	\$460,000	01-Nov-19
1/4 Balfe Crescent Brunswick West VIC 3055	\$530,000	30-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 January 2020



7/520 Moreland Road Brunswick West VIC 3055

2 1 1

Sold Price

\$441,500

Sold Date

07-Sep-19

Distance

0.53km



2/524 Moreland Road Brunswick West VIC 3055

2 1 1

Sold Price

\$460,000

Sold Date

01-Nov-19

Distance

0.57km



1/4 Balfe Crescent Brunswick West VIC 3055

2 1 1

Sold Price

\$530,000

Sold Date

30-Aug-19

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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